



## Planning & Development Services

### *April eBLAST*

#### RESIDENTIAL SOLAR-PV & EV-READY BUILDING CODE PROVISIONS TAKE EFFECT JULY 1



On April 8th the Board of Supervisors approved the amended County Building Code to make new residential construction more accommodating for future installation of solar photovoltaic (PV) and electric vehicle (EV) charging systems.

The [code amendment](#) was drafted by PDS Building Services staff after discussions with several stakeholders - building industry, renewable energy, and environmental advocacy stakeholder. The following features will be required in new single-family construction submitted for permit on or after July 1, 2015:

- A main electrical service panel with sufficient capacity and space for future solar PV and EV charging systems.
- Conduit and electrical junction boxes enabling easier and less invasive future installation of wiring and equipment associated with solar PV and EV charging systems.
- South-facing roof area free of obstructions and reserved for a future roof-mounted solar photovoltaic or solar water heating system.

The features specified in the amendment will add an estimated \$300 to \$400 in cost to a new single-family dwelling. However, this added upfront expense is significantly less than the costs associated with retrofitting an existing home to install similar features at a later date.

#### LAST CHANCE IN 2015 TO APPLY FOR THE PACE PROGRAM!

The Purchase of Agricultural Conservation Easement (PACE) Program is currently soliciting applications, now through April 30th! After the deadline there will be no other opportunities to apply this year. This program provides financial compensation to eligible property owners in exchange for placing an agricultural conservation easement on their property. If you, or someone you know is interested in conserving their agricultural land within the County of San Diego please have them call (858) 505-6677 or email [AgConservation@sdcounty.ca.gov](mailto:AgConservation@sdcounty.ca.gov).

Application materials and program information can be found on the [PACE website](#).

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## COUNTY PROGRAM PROMOTES AGRICULTURE



On June 26, 2013, the Board directed the Chief Administrative Officer to look for ways to reduce regulations and providing more opportunities for agricultural

ventures, such as microbreweries and cheese-making, to further support small-scale agricultural operations and promote agricultural tourism throughout the unincorporated portions of the County. PDS reviewed agriculture promotion efforts and drafted a work plan for a program promoting local agriculture through changes to regulations in zoning.

Staff met with several of the County's agriculture stakeholders to gather input on formulating the program. PDS kicked off a contract with a consultant in February 2015 and has been meeting with the Live Well San Diego County Food Systems Working Group to elicit feedback and disseminate information throughout the organization.

A number of new agricultural initiatives, such as agricultural tourism and increasing public interest in the "farm to table" movement, are supporting local agriculture and fostering the growth of new agricultural ventures. An analysis of the Zoning Ordinance indicates that there are opportunities to update and amend regulations to keep the County's agricultural regulations in line with current trends and expand opportunities for farmers and ranchers. The program is to prepare Zoning Ordinance amendments and permit processing improvements that would be brought back to the Board for adoption. Upcoming issues of the eBLAST will provide further updates on this important program so stay tuned!

## ANOTHER NEIGHBORHOOD NUISANCE REMOVED



Several neighbors El Cajon called PDS Code Compliance about a property that had large piles of scrap lumber, appliances, clothing, and other waste in the yard and on the deck of the house. When the property owner failed to clean the property, Code Compliance proceeded with a public nuisance abatement.

Dozens of rats scattered as the County contractor removed 49.5 tons of waste. Code Compliance immediately contacted Department of Environmental Health, Vector Control (DEH) for assistance. DEH staff provided the property owner with traps and an education on prevention of rat infestations. Good coordination of County staff resulted in the removal of another neighborhood public nuisance.



Did you  
know?

Hot Springs Mountain, located in the Peninsular Range, rises to an elevation of 6,535 feet which makes it the highest point in San Diego County. On land within the Los Coyotes Band of Cahuilla and Cupeno Indians, the mountain is four miles from the community of Warner Springs and twelve miles from Borrego Springs.

## ONLINE SERVICES

### Citizen Access Portal

Research property information and permits. Apply for some permits online.

### Self-Service Reports

A list of available reports for public use along with a description of the information included on each report is provided below.

### GIS Maps

Determine the zoning and characteristics of properties with our web-based mapping tool.



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County of San Diego, Planning & Development Services  
5510 OVERLAND AVE, SUITES 110 & 310, SAN DIEGO, CA 92123  
[WWW.SDCPDS.ORG](http://WWW.SDCPDS.ORG)

